APPLICATION NO:
A/2000/2710

LOCATION:
St. George& Dragon High Street, Wargrave Reading.

APPLICANT:
Bass Taverns Ltd C/O RPS Chapman Warren

PROPOSAL:
Proposed erection of non illuminated temporary sign.

EARLIEST DATE FOR DECISION: **02/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 21/12/2000

CASE OFFICER: **Jose Miller**

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Bass Taverns Ltd
C/O RPS Chapman Warren
Fairwater House
1 High Street
Wroughton
Swindon
Wilts SN4 9JX

Application Number: A/2000/2710

Parish: **WARGRAVE**

Location: **St. George & Dragon, High Street, Wargrave, Reading.**

Proposal: **Proposed erection of non illuminated temporary sign.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. This application, if permitted, would, by reason of its bulk and location, have an adverse effect detrimental to the amenity of the Conservation Area and surrounding area as a whole. Therefore it is contrary to policies OS1 and EN5 of the Berkshire Structure Plan, policies LBE1 and LBE10 of the Loddon Area Local Plan and to policies WBE1 and WBE16 of the Wokingham District Local Plan (Deposit Draft).

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1 and EN5.
Loddon Area Local Plan Policies LBE1 and LBE10.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WBE16.

John Mitchell
Development Control Manager
Date: 02/07/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

26.OCT.2000* 2710

CERTIFICATES UNDER ARTICLE 7 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Notes:-

1. *Complete Certificate A if you are:-*

   (a) *the ONLY freeholder of ALL the land to which the application relates*

   and

   (b) *no-one else has a leasehold interest of 7 years or more.*

2. *In all other cases, where you know the names and addresses of all the owners, complete Certificate B and send the Article 6 Notice to all of them.*

3. *If you do not know the names and addresses of all of the owners, please contact the planning department to obtain the appropriate alternative certificates and notices.*

4. *Any person who issues a certificate which contains a false or misleading statement is liable to a substantial fine.*

CERTIFICATE A *under Article 7*

I hereby certify that:-

1. *No person other than the applicant was an owner (see Note 1) of any part of the land to which the application relates at the beginning of the period of 21 days before the date of the accompanying application.*

   AND EITHER (please delete that which does not apply)

2a. *None of the land to which the application relates constitutes or forms part of an agricultural holding;*

   OR

2b. *The applicant has given the requisite notice to every person who, 21 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-*

Name of Tenant	*Address*	*Date of Service of Notice*

Signed: [signature] *Date:* 24th October 2000

On behalf of: BASS TAVERNS LTD

CERTIFICATES UNDER ARTICLE 7 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CERTIFICATE B

***CERTIFICATE B** under Article 7.*

I hereby certify that:-

1. *The applicant has given the requisite notice to all the persons who, 21 days before the date of the accompanying application, were owners of any part of the land to which the application relates, viz:-*

Name of Owner(s)	*Address*	*Date of Service of Notice*

AND EITHER (please delete that which does not apply)

2a. *None of the land to which the application relates constitutes or forms part of any agricultural holding;*

OR

2b. *The applicant has given the requisite notice to every person, who 21 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-*

Name of Tenant	*Address*	*Date of Service of Notice*

Signed: ..... *Date:* .....

On behalf of: .....

CERTIFICATES UNDER ARTICLE 7 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CERTIFICATE B

CERTIFICATE B under Article 7.

I hereby certify that:-

1. *The applicant has given the requisite notice to all the persons who, 21 days before the date of the accompanying application, were owners of any part of the land to which the application relates, viz:-*

Name of Owner(s)	*Address*	*Date of Service of Notice*

AND EITHER (please delete that which does not apply)

2a. *None of the land to which the application relates constitutes or forms part of any agricultural holding;*

OR

2b. *The applicant has given the requisite notice to every person, who 21 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-*

Name of Tenant	*Address*	*Date of Service of Notice*

Signed: ..... *Date:* .....

On behalf of: .....

26.OCT.2000* 2710

CERTIFICATES UNDER ARTICLE 7 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Notes:-

1. *Complete Certificate A if you are:-*

   (a) *the ONLY freeholder of ALL the land to which the application relates*

   and

   (b) *no-one else has a leasehold interest of 7 years or more.*

2. *In all other cases, where you know the names and addresses of all the owners, complete Certificate B and send the Article 6 Notice to all of them.*

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   AND EITHER (please delete that which does not apply)

2a. *None of the land to which the application relates constitutes or forms part of an agricultural holding;*

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Name of Tenant	*Address*	*Date of Service of Notice*

Signed: [signature] *Date:* 24th October 2000

On behalf of: BASS TAVERNS LTD

PLAN\MASTER FORM-DC1

26.OCT.2000* 2710

RPS CHAPMAN WARREN
PLANNING & ENVIRONMEN

FAIRWATER HOUSE
1 HIGH STREET
WROUGHTON
SWINDON
SN4 9JX
TEL: 01793 814800
FAX: 01793 814818
email: rpsswn@rpsplc.co.uk
http://www.rpsplc.co.uk

TOWN PLANNING AND ENVIRONMENTAL CONSULTANTS

DELEGATED

CY/gml/B.2540/1

25 October 2000

The District Planning Officer
Wokingham District Council
Planning Department
P O Box 157
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

Dear Sir

RE: Town & Country Planning Act 1990
St George and Dragon Public House, High Street, Wargrave
Advertisement Applications

I have been instructed by my clients, Bass Taverns Ltd, to submit planning applications for both temporary and permanent advertisement consent at the above public house.

As part of the applications the following documents are enclosed:

1. 4 no. copies of all the proforma, including certificate of ownership (A) duly completed and signed;

2. 4 no. copies of the following submitted plans –

   a) Permanent application:
      i) B.2540:01/1 – Site Location Plan
      ii) 44803/D – Proposed site signage

   b) Temporary application
      i) B.2540:01/1 – Site Location Plan
      ii) 44803/B – proposed site signage

3. A cheque for £100 made payable to the Wokingham District Council

Background

The George and Dragon is currently under refurbishment for its promotion from a Harvester restaurant to a Vintage Inn, under application no. F/2000/0889 which was approved in July this year.

ALTON
BRISTOL
BIRMINGHAM
CAMBRIDGE
CHESTER
DERBY
DURHAM
EXETER
HUDDERSFIELD
LEEDS
LONDON
MANCHESTER
MILTON KEYNES
OXFORD
PORTSMOUTH
SOUTHAMPTON
SWINDON
WARRINGTON

ABERDEEN
EDINBURGH
GLASGOW

CARDIFF
CHEPSTOW

BELFAST
CORK
DUBLIN
WATERFORD

DELFT
FRANKFURT
PARIS
ROTTERDAM

A MEMBER OF THE RPS GROUP PLC

RPS CHAPMAN WARREN LTD
REGD IN ENGLAND
No 03014565
CENTURION COURT
85 MILTON PARK
ABINGDON
OXFORDSHIRE OX14 4RY

Development Proposal

a) Permanent Application
This proposal is for the erection of a number of signs on a permanent basis
   i) 1 no. double sided twin posted directional sign, externally illuminated (VIN "0.7") to be sited at the car park entrance
   ii) 1 no. post pictorial sign, illuminated by spotlights inside trough behind the house name (VIN "0.5"). To be sited on the east boundary adjacent to the main road
   iii) 1 no. wall mounted projecting pictorial sign (VIN "0.16") to be sited on the east elevation
   iv) 2 no. fascia signs with the V.1 slogan. 1 to be placed on the east elevation and 1, illuminated, on the north elevation
   v) 1 no. fascia sign displaying the house name, externally illuminated on the east elevation

b) Temporary Application
This application is for the erection of a temporary promotional sign which is proposed to be erected for the duration of alteration only. The proposed sign is 20 ft x 10 ft and is to be placed near the entrance of the car park, fronting the main road.

I trust that the above and enclosed are acceptable and allow you to formally register and determine these applications.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully

Camilla Yerbury
Planning Assistant

Enc.
Cc: M Carey, Bass Leisure Retail

WORK SHEET FOR : Joss Miller

Application Number : A/2000/2710

Applicant : Bass Taverns Ltd C/O RPS Chapman Warren.

Location : St. George& Dragon, High Street, Wargrave, Reading.

Proposal : Proposed erection of non illuminated temporary sign.

Site Notice Displayed ? :

YES	NO	DATE
✓		4/12/00.

Date of Neighbour Notifications : 26/10

Date of Site Visit : 4/12

Date Registered : 26/10/2000

Earliest Date for Decision : 02/12/2000

Latest Consultation Date/Site Notice Expiry Date : 02/12/2000

This application will have expired on: 21/12/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Conservation - time limit needed ?
Highways - Additional Info.
Wargrave PC - Distraction to motorists
Out of keeping with locality.

Planning Issues :

Effect on street scene & amenity
Conservation Area.

Application Number: A/2000/2710

Appraisal :

This application is for the erection of a non-illuminated temporary sign.

It stands 3.5m from the ground and has a width of 6.2m and height of 3.1m. The site is situated within a Conservation Area in a prominent location adjacent to the highway.

Its size would be considered detrimental to the amenity of the Conservation Area & therefore, the application should be refused.

Recomendation : Approval: ☒ **Refusal:** ☑

(tick appropriate box)

Application Number A/2000/2710
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			This application, if permitted, would, by reason of its bulk and location, have an adverse effect detrimental to the ~~character~~ amenities of the Conservation Area & surrounding area as a whole. Therefore it is contrary to OS1 & EN5 of the BSP, LBE1 & LBE10 of the LALP & DBE1 & DBE16 of the LDLP.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE10
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	DBE1, DBE16
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	OS1, EN5,
MINERALS LOCAL PLAN POLICIES:	

John Mullen

5/4/01

RECORD OF SITE VISIT

SITE ADDRESS: St. George& Dragon
High Street Wargrave Reading.

APPLICATION NUMBER: A/2000/2710

OFFICER: Joss Miller

DATE OF SITE VISIT: 4/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on boundary (mesh)

2. DESCRIPTION OF SURROUNDINGS
Ident self. - Dwellings on both sides of road.

3. DESCRIPTION OF SITE/BUILDING
Pub on highway with car park to side

4. RELATIONSHIP TO ADJOINING PROPERTIES
Immed adj one side & other end of car park all on same level & opposite raised all of approx 2m river behind

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT open

OTHERS —

Tel: (0118) 974 6463

Date: 5th April 2001

My ref: A/2000/2710

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: A/2000/2710
St. George& Dragon, High Street, Wargrave, Reading.
Proposed erection of non illuminated temporary sign.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 15th April 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **A/2000/2710**
St. George& Dragon, High Street, Wargrave, Reading.
Proposed erection of non illuminated temporary sign.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 7-4-2001.

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 5th April 2001

My ref: A/2000/2710

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: A/2000/2710
St. George& Dragon, High Street, Wargrave, Reading.
Proposed erection of non illuminated temporary sign.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 19th April 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **A/2000/2710**
St. George& Dragon, High Street, Wargrave, Reading.
Proposed erection of non illuminated temporary sign.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 5th April 2001

My ref: A/2000/2710

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: A/2000/2710
St. George& Dragon, High Street, Wargrave, Reading.
Proposed erection of non illuminated temporary sign..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

FROM: Joss Miller

DATE: 08 November 2000

37553

WARGRAVE PARISH CONSULTATION SHEET

Application Number: A/2000/2710

Proposal: Proposed erection of non illuminated temporary sign..

Site Address: St. George& Dragon, High Street, Wargrave, Reading.

Applicant: Bass Taverns Ltd C/O RPS Chapman Warren.

Your observations are required in respect of this application **by 02/12/2000** .

Object:

- Will be a hazardous distraction to road users.
- Out of keeping with the locality

SIGNED: _____ DATE: 27/11/2000

Clerk To Wargrave Parish/Town Council.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Joss Miller

Date: 08 November 2000 10 NOV 2000

Application Number: A/2000/2710

Proposal: Proposed erection of non illuminated temporary sign..

Site Address:
St. George& Dragon, High Street, Wargrave, Reading.

Applicant:
Bass Taverns Ltd C/O RPS Chapman Warren.

Your observations are required in respect of this application within **7 days** of the above date.

THE PROPOSED NON ILLUMINATED SIGN WHICH WILL BE LOCATED ON THE FRONTAGE FOR THE DURATION OF THE ALTERATION WORKS SHOULD BE CONSIDERED AS PART OF THE CONTRACTORS SIGNAGE.

I ADVISE, IF THE PROPOSED TEMPORARY SIGN HAS THE NAME OF THE CONTRACTOR INCLUDED IN THE DESCRIPTION IT WOULD NOT REQUIRE PERMISSION.

PERHAPS A TIME LIMIT SHOULD BE IMPOSED

Harold Sanders

13.11.00.

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Joss Miller **Date:** 08 November 2000

Application Number: A/2000/2710

Proposal: Proposed erection of non illuminated temporary sign.

Parish: WARGRAVE PARISH

Site Address:
St. George& Dragon, High Street, Wargrave, Reading.

Applicant:
Bass Taverns Ltd C/O RPS Chapman Warren.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comments.

Please could Highways have a larger scale plan indicating the entrance(s) and visibility splays.

Signed: _____ **Print name:** Adam Coggins

17/11/00.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: A/2000/2710

SITE NOTICE DELIVERED 22/11/00 Forde.

Proposal:
Proposed erection of non illuminated temporary sign.

Location:
St. George& Dragon High Street Wargrave Reading

This application is being advertised in the Henley Standard newspaper on the 24/11/2000 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **15/12/2000**. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 24/11/2000

Received by Wokingham District Council

Application No: A/2000/2710

Proposal:
Proposed erection of non illuminated temporary sign.

Location:
St. George& Dragon, High Street, Wargrave, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
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WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/12/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

08 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: [illegible]	
Officer: JM	Application No. A|2000|2710

Map No. 21 Site 0.29
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(A) PROPOSED ERECTION OF NON ILLUMINATED TEMPORARY SIGN.

Location: ST. GEORGE & DRAGON PH HIGH STREET

Parish: WARGRAVE Ward: Wargrave ✓

Applicant: BASS TAVERNS LTD

Fee Received 50-00 Required ..... Additional ..... Refund .....

Enforcement Section (2) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Side elevation? ✓ requested with S/N. 9/10		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ...Wargrave.....

Listed Building 1 2 2* ✓

Advertisement Required ...Conservation Area.....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer ✓ .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
No pre-apps.

NEIGHBOURS:

S/N + St George & Dragon P.H.
Swancraft Boatyard
The Dower Cottage
1 Thatched cottage } High Street, Wargrave
Ferry House
Yule Cottage
4, 4a & 7 High Street, Wargrave
Kingfisher Cottage & Henley Road, Wargrave
Meadows
1 & 2 Garrick Mews, Wargrave Hill, Wargrave

26.OCT.2000* 2710

RPS CHAPMAN WARREN
PLANNING & ENVIRONMENT

FAIRWATER HOUSE
1 HIGH STREET
WROUGHTON
SWINDON
SN4 9JX
TEL: 01793 814800
FAX: 01793 814818
email: rpssn@rpsplc.co.uk
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TOWN PLANNING AND ENVIRONMENTAL CONSULTANTS

CY/gml/B.2540/1

25 October 2000

The District Planning Officer
Wokingham District Council
Planning Department
P O Box 157
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

Dear Sir

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3. A cheque for £100 made payable to the Wokingham District Council

Background

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PORTSMOUTH
SOUTHAMPTON
SWINDON
WARRINGTON

ABERDEEN
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GLASGOW

CARDIFF
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A MEMBER OF THE RPS GROUP PLC

RPS CHAPMAN WARREN LTD
REGD IN ENGLAND
No. 03014565
CENTURION COURT
85 MILTON PARK
ABINGDON
OXFORDSHIRE OX14 4RY

RPS CHAPMAN WARREN
PLANNING & ENVIRONMENT

Development Proposal

a) Permanent Application
This proposal is for the erection of a number of signs on a permanent basis
   i) 1 no. double sided twin posted directional sign, externally illuminated (VIN "0.7") to be sited at the car park entrance
   ii) 1 no. post pictorial sign, illuminated by spotlights inside trough behind the house name (VIN "0.5"). To be sited on the east boundary adjacent to the main road
   iii) 1 no. wall mounted projecting pictorial sign (VIN "0.16") to be sited on the east elevation
   iv) 2 no. fascia signs with the V.1 slogan. 1 to be placed on the east elevation and 1, illuminated, on the north elevation
   v) 1 no. fascia sign displaying the house name, externally illuminated on the east elevation

b) Temporary Application
This application is for the erection of a temporary promotional sign which is proposed to be erected for the duration of alteration only. The proposed sign is 20 ft x 10 ft and is to be placed near the entrance of the car park, fronting the main road.

I trust that the above and enclosed are acceptable and allow you to formally register and determine these applications.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully

Camilla Yerbury
Planning Assistant

Enc.
Cc: M Carey, Bass Leisure Retail

(1) E

ADDRESS St. George + Dragon. High Street. PARISH Wargrave

PLOT No. ORD. SHEET No. SU. 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
654/55	Mr S. R. Read	Extension to Car Park	16 9 55	N/A App
PD/195/63	H & G Simons Ltd	Alterations	24 4 63	App N/A
A/14/66	Courage (Central) Ltd	Illuminated sign	1 9 66	N/A Ref
PD/385/69	" "	Alterations forming bathroom	4 9 69	App N/A
97/71	" "	Outline 3/storey b/dng including motel & Boathouse	1 4 71	N/A Ref
704/71	" "	Int. Alterations + Extensions	5 8 71	App C/A
BR 810	" "	Wooden Shed	7 6 74	App N/A
00832	" "	" "	13 6 74	N/A TP. 30 6 76
05813	Queens Moat Houses Ltd	Renewal time limit - wooden shed for soft drinks etc	17 3 77	N/A TP 30 6 81
25265 } 25269 }	W/DR.			
6[illegible]31	Imperial Inns - Taverns	Alterations	13.3.86	App N/A
2602617	"	Alterations & Sign	6.8.86	C/A
27144	Trusthouse Forte	New Storm Porch	18.3.87	R.E.L.
27137	"	Ill. Signs	18.3.87	R.E.L.
30773	Pier House Inns	" & Non-Ill	6.10.88	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2)

1764

ADDRESS St George & Dragon PARISH Wargrave

PLOT No. High Street ORD. SHEET No. SU 7878 21

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
*31348	Appeal Pier House Inns	Entrance Porch (Retro. Appl.)	7.9.89	Ref.
*34992	"	Retain "	17.1.90	Ref.
[illegible]/2232	Forte PLC	Int. Alts.	25.3.94	App
F/2000/0889	Bass Taverns	Alts - new porch & deck + Alts to access car park & landscaping	27.7.00	App
A1/2000/0212		2st ext + Int. Alts.	31.03.00	App

DATE OF COMPLETION

MINISTRY DECISION * Appeal against Enf. Notice granted - Retain porch - C/A - 8.8.91

SPECIAL ORDERS

DRAINAGE

26.OCT.2000* 2710

CERTIFICATES UNDER ARTICLE 7 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Notes:-

1. *Complete Certificate A if you are:-*

   (a) *the ONLY freeholder of ALL the land to which the application relates*

   and

   (b) *no-one else has a leasehold interest of 7 years or more.*

2. *In all other cases, where you know the names and addresses of all the owners, complete Certificate B and send the Article 6 Notice to all of them.*

3. *If you do not know the names and addresses of all of the owners, please contact the planning department to obtain the appropriate alternative certificates and notices.*

4. *Any person who issues a certificate which contains a false or misleading statement is liable to a substantial fine.*

CERTIFICATE A *under Article 7*

I hereby certify that:-

1. *No person other than the applicant was an owner (see Note 1) of any part of the land to which the application relates at the beginning of the period of 21 days before the date of the accompanying application.*

   AND EITHER (please delete that which does not apply)

2a. *None of the land to which the application relates constitutes or forms part of an agricultural holding:*

   OR

2b. *The applicant has given the requisite notice to every person who, 21 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-*

Name of Tenant	*Address*	*Date of Service of Notice*

Signed: [signature] *Date:* 24th October 2000

On behalf of: BASS TAVERNS LTD

CERTIFICATES UNDER ARTICLE 7 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CERTIFICATE B

CERTIFICATE B *under Article 7.*

I hereby certify that:-

1. *The applicant has given the requisite notice to all the persons who, 21 days before the date of the accompanying application, were owners of any part of the land to which the application relates, viz:-*

Name of Owner(s)	*Address*	*Date of Service of Notice*

AND EITHER (please delete that which does not apply)

2a. *None of the land to which the application relates constitutes or forms part of any agricultural holding;*

OR

2b. *The applicant has given the requisite notice to every person, who 21 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-*

Name of Tenant	*Address*	*Date of Service of Notice*

Signed: ..... *Date:* .....

On behalf of: .....

1782/a

26.OCT.2000* 2710

You are advised to read the accompanying notes before completing any part of this form.

APPLICATION FOR CONSENT TO DISPLAY AN ADVERTISEMENT

Town and Country Planning Act 1990 (Schedule 2 to the 1989 Regulations)

The Town and Country Planning (Consent to Display Advertisements) Amendment Regulations 1993. All documents to be submitted in quadruplicate.

Completed copies of this form and the drawing specified overleaf (see Note 3) should be sent to:- **Wokingham District Council, Planning Department, PO Box No. 157, Civic Offices, Shute End, Wokingham, Berkshire, RG40 1WR.**

1. APPLICANT (Block capitals please)
Full Name: Bass Taverns Ltd
Address: Hagley House, 83 Hagley Road
Edgbaston, Birmingham Post Code B16 8QG
Tel. No.

2. AGENT (if any) (Block capitals please)
Full Name RPS Chapman Warren
Address: Fairwater House, 1 High Street
Wroughton, Swindon Post Code SN4 9JX
Tel. No.

3. Full postal address or location of the land on which the advertisement is to be displayed.
St George & Dragon, Wargrave
Nr Henley, Berks

4. State the purpose for which the land or building is now used.
public house

5. (a) Has the applicant an interest in the land?
(YES) / NO *

(b) If **NO**, has the permission of the owner, or of any other person entitled to give permission for the display of the advertisement, been obtained?
(See Note 4) **YES / NO ***

6. (a) State the nature of the advertisement (e.g. hoarding, shop sign, projecting sign, etc.)
promotional sign

(b) Is the advertisement already being displayed?
YES / (NO)

7. (a) Will the advertisement be illuminated?
YES (NO) *

(b) If **YES**, state the type of illumination (e.g. internally, externally, floodlighting, etc.)

(c) Will the illumination be static or intermittent?

8. Period for which consent is sought (See Note 2).
Temporary for duration of alterations

9. Any additional information which you may wish to supply.
see covering letter

* **Delete as appropriate**

I enclose a cheque or money order for the appropriate fee (See Note 6) of £ ~~nee~~ 50

Signed [signature] RPS Chapman Warren (applicant/agent) Date 24th October 2000

DATA PROTECTION ACT 1984
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

NOTES

GENERAL

1. Under the Town and Country Planning (Control of Advertisements) Regulations 1989, many outdoor advertisements required "express consent" from the local planning authority (usually the district council) before they can be lawfully displayed. Applicants should refer to the Regulations for details.

Period of Consent

2. Normally the maximum period for which the Council will grant consent is 5 years; but they have discretion to grant consent for a longer period. If consent is required for a specific period of more or less than 5 years, this requirement should be stated in reply to Question 8 on the application form.

Drawing Required

3. The drawing of the proposed advertisement can be in black and white on paper. It should show the size of the advertisement and its position on the land or the building in question. For a sign, the drawing should indicate the materials to be used, fixings, colours, height above the ground and, where it would project from a building, the extent of the projection.

   The drawings should include a 1:2500 scale location plan showing the site edged in *RED*. All drawings should be submitted in quadruplicate.

Owner's Consent

4. It is a condition of every consent granted by or under the Regulations that, before displaying the advertisement for which consent is given, the permission of the owner of the land or other person entitled to grant permission shall be obtained.

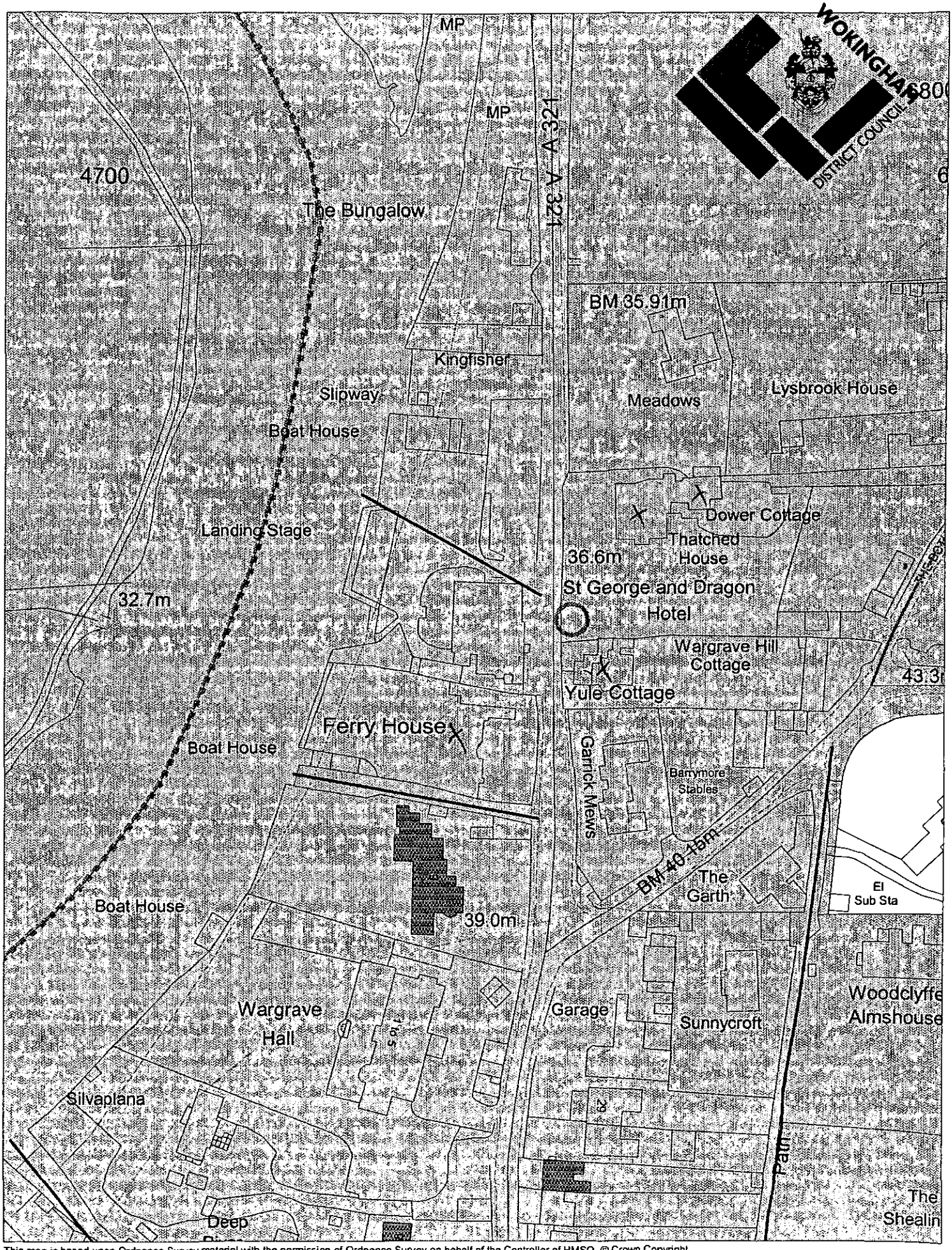
Other Consents

5. A grant of consent under the Town and Country Planning (Control of Advertisements) Regulation 1989 does not rank as consent which may be required for any other purpose, e.g. 'listed building consent' where the advertisement is to be displayed on any listed building.

Fees for Advertisement Applications

6. Regulation 11 of the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1997 requires a fee to be paid to the Council with the advertisement application. The fee is related to each site on which it is proposed to display one or more advertisements. The appropriate fee for the following categories of advertisement is:-

1. Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters:- (a) the nature of the business or other activity carried on on the premises; (b) the goods sold or the services provided on the premises; or (c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.	**£50.00**
2. Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site.	**£50.00**
3. All other advertisements.	**£190.00**



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Development Control Section, Environmental Services, Wokingham District Council.

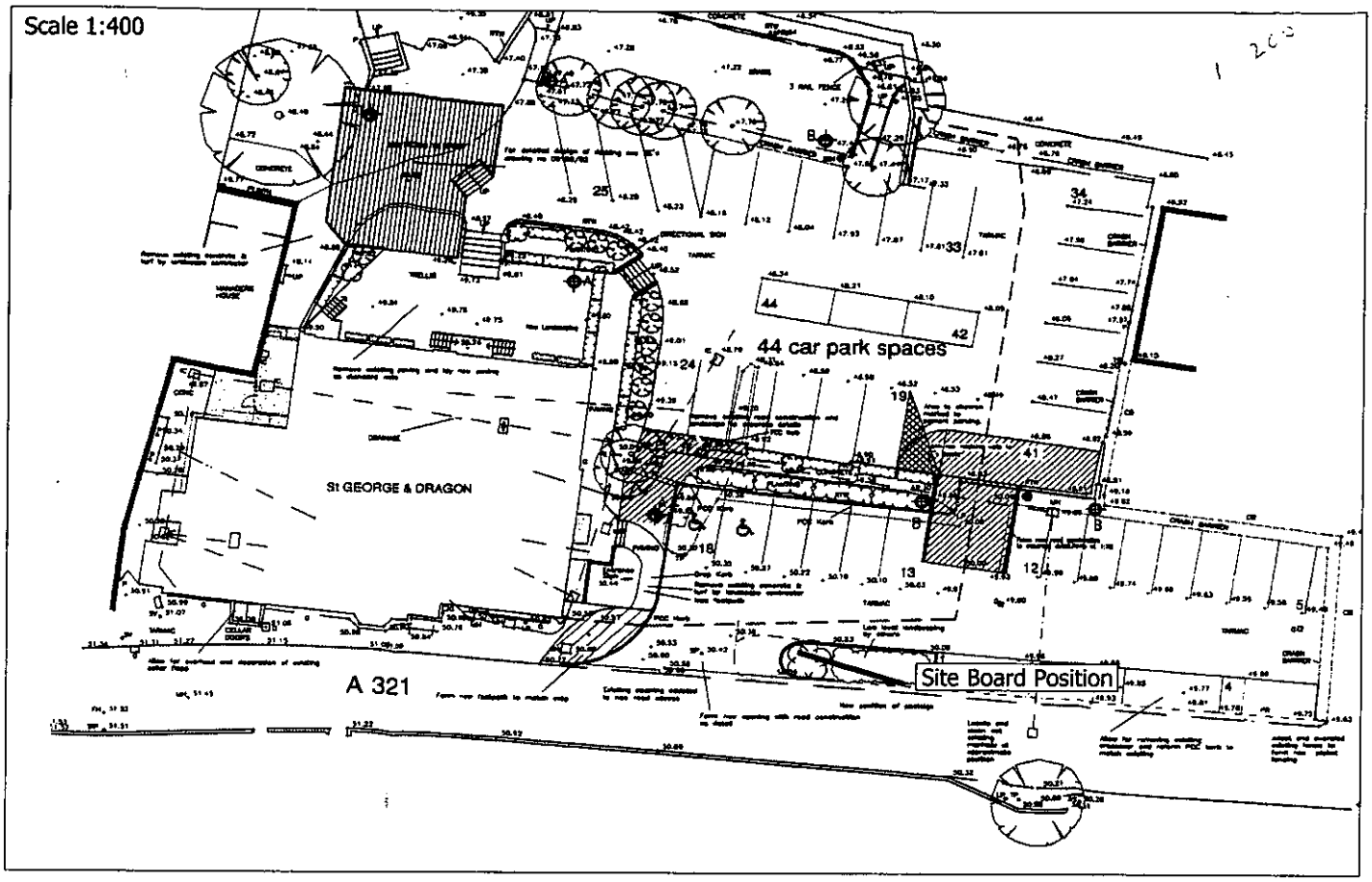
2 November 2000

Scale: 1 : 1250

This drawing is the property of Sign Specialists Ltd and must not be reproduced in part or in full without prior permission
Colours on drawings may vary from those stated, please refer to the specifications.

26 OCT 2000 2710

Typefaces used in logo's may be representative on
please ensure correct artwork is supplie

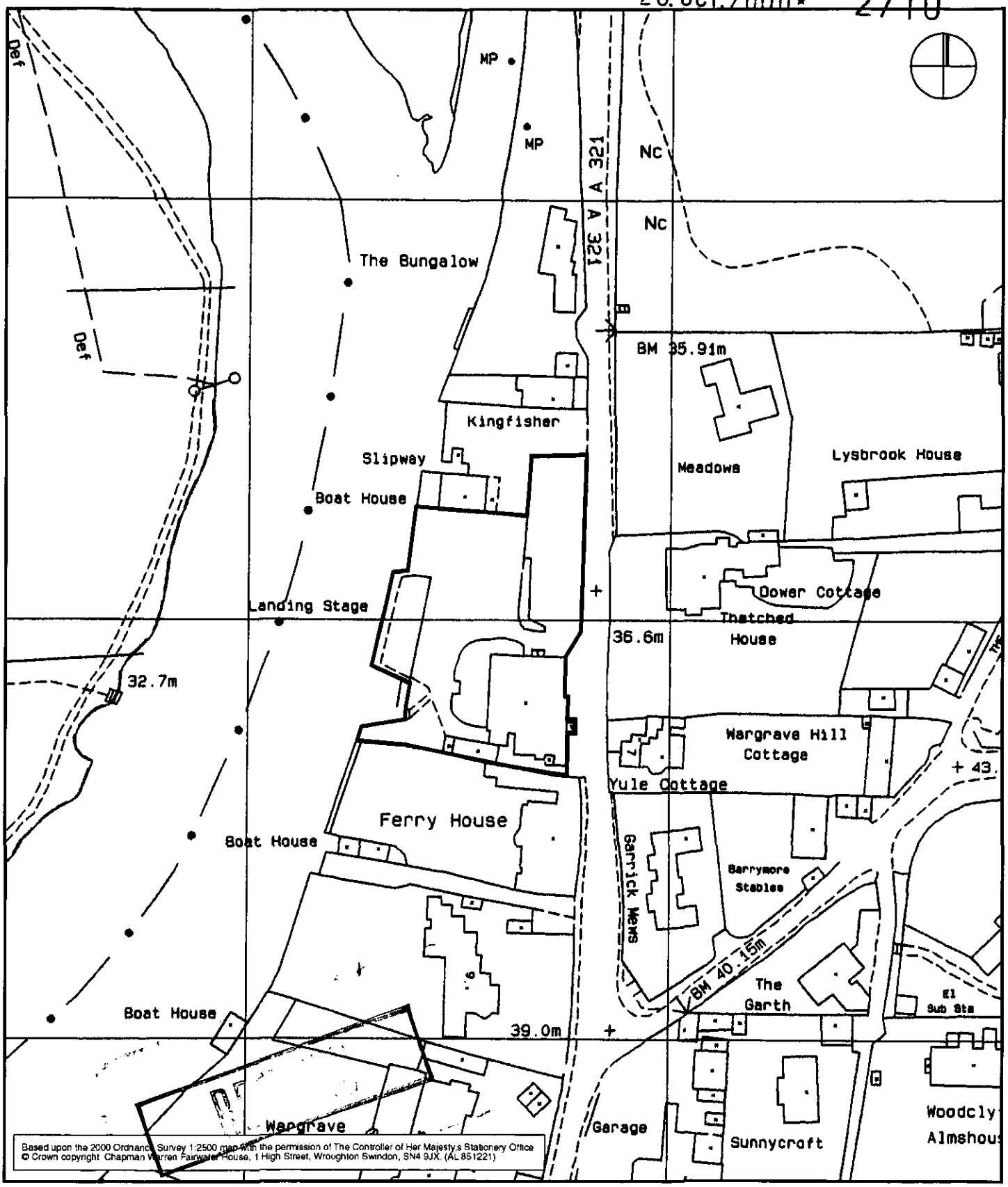




Scale 1:50
Example Site Board
20ft x 10ft (6096mm x 3048mm)

signspecialists ltd

Client	St George & Dragon, Wargrave, Nr Henley.
Drawing Title	Proposed site signage
Drawn/Date	Mat - 31st March 2000
Drawing Number	T/BREW/VIN/SITES 44803/B



CLIENT

Bass Taverns Ltd

DRAWING TITLE

Site Location Plan

PROJECT

St George and Dragon Public House,
High Street,
Wargrave

DATE	SCALE
7/3/2000	1:1250
DRAWN BY	PTNR.
ALF	SHB

DRAWING NO.

B.2540:01/1

Chapman Warren